

63-24

6K 7745P6007

WARRANTY DEED

(Corrective)

042455

NO TRANSFER
TAX PAID

A. RAYMOND ROGERS, JR., AND JOAN SMITH ROGERS, of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to **THOMAS COTNOIR AND VALERIE COTNOIR**, of Waterville, County of Kennebec, State of Maine, as Joint Tenants, with Warranty Covenants the land, with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine, described as follows;

Beginning at a stone monument marking the intersection of the westerly line of Central Avenue with the southerly line of Hazelwood Avenue and running thence southerly in the westerly line of Central Avenue one hundred and seventy-six (176') feet to a monument;

Thence, westerly one hundred seven (107') feet to a monument;

Thence, northerly one hundred and seventy-six (176') feet to a monument in the south line of Hazelwood Avenue;

Thence, easterly one hundred and seven (107') feet to the point of beginning.

No building or part of a building shall ever be erected or allowed to stand upon said lot within twenty-five (25') feet of Central Avenue or within fifteen (15') feet of Hazelwood Avenue.

Excepting, however, a parcel of land containing 2,116.45 square feet in the northwesterly corner of the above-described parcel which was conveyed on April 21, 1983, to Martha R. Beach, recorded in Book 2556, Page 226, in which a more detailed description may be found.

Also, excepting a parcel of land conveyed to Christopher R. Beach by deed dated July 28, 1986, and recorded in Kennebec County Registry of Deeds in Book 2997, Page 301.

For a more exact and detailed description of the above parcel and the exception thereto, see Plan of properties of Beach, Rogers and Beach dated May, 1981, and recorded on April 22, 1983 in the Kennebec County Registry of Deeds in Plan Book D-83032.

The purpose of this deed is to correct a scrivener's error in a previous deed recorded in Book 7078, Page 349, in which Valerie Cotnoir was incorrectly referred to as Victoria Cotnoir.

Meaning and intending to convey the same premises conveyed from Martha R. Beach, Personal Representative of the Estate of Harriet E. Rogers, to A. Raymond Rogers, Jr., and Joan Smith Rogers, by deed dated August 22, 1984, and recorded August 22, 1984, in the Kennebec County Registry of Deeds, Book 2719, Page 329.

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

63-24

BK 7745PG008

WITNESS our hands and seals this 21st day of November, 2003.

A. Raymond Rogers
A. Raymond Rogers, Jr.

Joan Smith Rogers
Joan Smith Rogers

STATE OF MAINE
KENNEBEC, SS

Nov 21, 2003

Then personally appeared the above named A. Raymond Rogers, Jr., and Joan Smith Rogers and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Attorney at Law/Notary Public

JONATHAN G. ROGERS
Notary Public, State of Maine
My Commission Expires September 22, 2008



RECEIVED KENNEBEC SS.

NOV 26 AM 9:00

ATTEST: [Signature]
NOTARY PUBLIC

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417